

INVESTMENT OPPORTUNITY | THE HEIGHTS, HOUSTON, TX
EXCLUSIVELY LISTED BY TRACY BRANDON, REALTOR
MULTI-BUILDING • MULTI-USE • INNER LOOP



PRIME HEIGHTS INVESTMENT

3-Building Multi-Use Property | 10,000 SF Lot | The Heights, Houston TX

\$1,695,000
LIST PRICE

10,000 SF
LOT SIZE

3 Buildings
STRUCTURES

Inside Loop
610
LOCATION

**Residential/
Flex**
ZONING

PROPERTY OVERVIEW

A rare, one-of-a-kind investment opportunity in the heart of The Heights — Houston's most sought-after inner-loop neighborhood.

This 10,000 SF lot features three structures: a two-story main building and two single-story buildings connected by a covered deck, creating a campus-style layout with exceptional flexibility.

Currently operating as a licensed transitional housing facility, the property carries established use history and demonstrated multi-occupancy capability.

Ideal for investors, developers, nonprofits, and operators seeking a strategic foothold in one of Houston's premier corridors.

Priced to reflect current condition — significant upside potential for the visionary buyer.

INVESTMENT HIGHLIGHTS

LOCATION PREMIUM

Prime Heights address — strong appreciation history, supply-constrained inner-loop market

RARE CONFIGURATION

3 separate structures on 10K SF lot — virtually impossible to replicate in this submarket

USE FLEXIBILITY

Residential zoning with established commercial/group-home use history — broad buyer appeal

OPERATING ASSET

Active licensed facility — demonstrates permitted use and immediate income context

CAMPUS LAYOUT

Connected buildings via deck — ideal for group living, wellness, or co-working

VALUE-ADD UPSIDE

Fair condition pricing creates meaningful spread vs. renovated comps in the Heights

POTENTIAL USE SCENARIOS

INVESTOR /
REDEVELOPMENT

NONPROFIT / FAITH-
BASED

GROUP HOME
OPERATOR

MULTI-FAMILY
CONVERSION

BOUTIQUE COMMERCIAL

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